

PLANNING COMMISSION MEETING MINUTES

January 8, 2024

Vice Chairman Baker called the meeting to order at 6:00 pm.

Those present recited the Pledge of Allegiance led by Chairman Gorski.

Present: Robert Baker, David Prins, Edward Hanks, Ricky Wilson

Absent: Antonio Thomas

Quorum Established

APPROVAL OF MINUTES

Motion by Member Hanks to approve the August 7, 2023 Planning Commission Meeting Minutes as presented; this motion was seconded by Chairman Baker. **Approved by Voice Vote 4/0.**

PUBLIC COMMENTS - None

Selection of Chairman

Motion by Member Prins to nominate Robert Baker to serve a one-year term as Chairman; this motion was seconded by Member Wilson.

Motion carried 3/0 by Voice Vote.

Selection of Vice Chairman

Motion by Member Prins to nominate Ricky Wilson to serve a one-year term as Vice Chairman; this motion was seconded by Chairman Baker.

Motion carried 3/0 by Voice Vote.

ORDER OF BUSINESS

PUBLIC HEARING

Future Land Use Map Amendment

Marissa Barmby discussed the Applicant, Dwayne Prestage, is requesting a Future Land Use Map amendment from Convenience Center-X (CCX) to Residential Suburban-X (RSX) on approximately 1.44 acres in Polk City, located at 9600 SR 33 (Parcel number 252631-000000-644210).

Mrs. Barmby clarified the correct designation is RLX.

Mr. Prestage wants to construct a family home. This home will be located in the Green Swamp and does not have to abide by the Green Swamp rules.

No comments or questions.

Motion by Member Prins to approve the Future Land Use Map Amendment from CCX to RSX to the City Commission; this motion was seconded by Chairman Baker

Motion carried by Voice Vote 3/0.

Zoning Map Amendment

Marisa Barmby also discussed the Applicant, Dwayne Prestage, is requesting a Zoning Map amendment from Convenience Center-X (CCX) to Residential Suburban-X (RSX) on approximately 1.44 acres in Polk City, located at 9600 SR 33 (Parcel number 252631-000000-044210). This is a companion to the Future Land Use Amendment.

Motion by Member Prins to approve the Future Land Use Map Amendment from CCX to RLX to the City Commission; this motion was seconded by Chairman Baker.

Motion carried by Voice Vote 3/0.

Preliminary Site Plan - Polk City Retail Plaza

Marisa Barmby discussed the applicant, Wagh Deelip and Manjani N aushad, is requesting preliminary site plan approval of a 9,720 square-foot retail plaza located on approximately 1.37 acres in Polk City, located at O SR 33 (Parcel number 242701-000000-021020).

Kathy Delp explained that the Engineering plans have not been submitted yet. If there are changes to the Site Plan, the applicant will have to re-submit.

Member Wilson inquired about the noise buffers.

Mrs. Delp responded that the deliveries could be restricted to daytime hours. But they will be retail. No deliveries after 10 pm and nothing before 7 am.

If FDOT alters any of what has been submitted, then the applicant has to come back to the Planning Commission.

Chairman Baker open the Public Hearing.

Deborah Smith (505 Southshore Drive) discussed traffic and security concerns. Does not want this in her backyard.

Mike Zolkowski (5041 Southshore Drive) – Discussed delivery times, sound barrier, and drainage problems. Is this area going to turn into a four-lane. Chairman Baker stated Polk City has no control over SR 33.

Lynn Newman (5045 Mt. Olive Shores Drive) stated the surface area on the lots have

been increased to avoid the problem.

Chairman Baker stated we can't tell the developer/owner what they can or cannot do. But, they must meet all requirements.

Member Hanks asked the Engineer if they had any concerns about the delivery times. He stated...No!

Chairman Baker Closed the Public Hearing.

This item will go to the City Commission for First Reading, and then on the DCA (Tallahassee) for a detailed review, and if no additional changes are warranted, it will go back to the City Commission for Second and Final Reading.

Motion by Member Prins to approve with conditions as stated; this motion was seconded by Chairman Baker.

Motion carried by Voice Vote 3/0.

Conditional Use Permit-Special Events Facility

Marisa Barmby discussed the applicant Gary Hoshing, is requesting a Conditional Use permit approval for a special events facility situated on approximately 2.09 acres in Polk City, located at 545 Orange Boulevard (Parcel number 252633-296500-045020).

Chairman Baker opened the Public Hearing.

Gary Hoshing spoke providing great detail as to exactly what special events at this facility would entail.

Mrs. Barmby stated that this facility cannot be used for food truck events unless they are a part of the event itself.

Mr. Hoshing stated he is interested in putting up red Cedar trees and the irrigation is already in place.

Mr. Hoshing was instructed to update his Site Plan before this can go to the City Commission.

There can be no more than twelve (12) events per year.

Mr. Hoshing should get the buffer situation done before the next meeting.

Mrs. Barmby and Mrs. Delp will schedule a meeting with Mr. Hoshing to go over find details. Therefore, this item should be tabled until next month.

Motion by Chairman Baker to table this item until next month; this item was seconded

by Member Hanks.

Motion carried by Voice Vote 4/0.

ADJOURNMENT- 7:25 pm



Patricia Jackson, City Manager/Clerk



Bob Baker, Chairman